

## Threshold for Public Advisory Review

<i>Proposal</i>	<i>Details</i>
1. Decrease lower limit for Public Consultation from 6,000 to 2,000 square feet.  <b>ADVANCED TO CITY COUNCIL 04/20/05</b>	<ul style="list-style-type: none"><li>• Additions below 2,000 square feet would undergo staff review, as in Central and Harvard Squares.</li><li>• Development above 2,000 square feet would undergo an advisory public consultation.</li></ul>
2. Increase upper limit for Public Consultation from 25,000 to 50,000 square feet.  <b>ADVANCED TO CITY COUNCIL 05/10/05</b>	<ul style="list-style-type: none"><li>• Currently, development above 25,000 is not subject to a public consultation.</li><li>• Development projects 50,000 square feet and larger require a Project Review Special Permit from the Planning Board.</li></ul>

## Retail Uses in Residential Districts

<i>Proposal</i>	<i>Details</i>
3. In Residence C-2 and C-2A districts, permit the reestablishment or relocation of existing retail activity.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• Allowed by special permit.</li><li>• Waiver of setbacks permitted.</li><li>• Limited to existing area of office and retail uses present now within the affected districts.</li><li>• Use must be on the ground floor or basement.</li></ul>

## Ground Floor Requirements in Commercial Districts

<i>Option</i>	<i>Details</i>
4. Impose <b>ground-floor design standards</b> for all non-residential and dormitory uses.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• 50% glass instead of 25% on ground floor.</li><li>• Ground floor at grade.</li><li>• Each office/store has a separate entrance facing street.</li></ul>
5. Provide <b>limited zoning incentives</b> for Provision of Desired Non-Residential Ground Floor Uses.  <b>RECOMMENDED</b>	<ul style="list-style-type: none"><li>• Waive parking requirement.</li><li>• Waive front and side setbacks.</li></ul>
6. Allow application of <b>higher FAR to desired non-residential ground-floor uses</b> in residential or dormitory buildings.  <b>UNDER CONSIDERATION</b>	<ul style="list-style-type: none"><li>• FAR of 1.75 instead of 1.00 in BA-2, 2.00 instead of 1.25 in BC for 40' ground floor space.</li></ul> <p>OR</p> <ul style="list-style-type: none"><li>• Exempt area from FAR calculation</li></ul>